

THE CITY OF CLAYTON

Board of Aldermen Meeting
Council Chambers - 10 N. Bemiston Avenue
January 10, 2012
7:00 p.m.

Minutes

Mayor Goldstein called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Steve Lichtenfeld, Judy Goodman, Michelle Harris, Andrea Maddox-Dallas, Cynthia Garnholz, and Mark Winings

Mayor Goldstein
City Manager Owens
City Attorney O'Keefe

Mayor Goldstein asked for any questions or comments relating to the December 13, 2011 minutes, which were previously provided to the Board.

Alderman Harris moved to approve the December 13, 2011 minutes. Alderman Goodman seconded the motion.

Mayor Goldstein reported that the final minutes will have a minor correction to a paragraph, but clarified that the correction would not change the intent.

The motion passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

None

A PUBLIC HEARING AND ORDINANCE TO CONSIDER APPROVING REZONING AND A PLANNED UNIT DEVELOPMENT FOR 8025 BONHOMME AVENUE

Alderman Lichtenfeld moved that the Board open the Public Hearing with regard to Bill No. 6292, to consider rezoning of certain property located at 8025 Bonhomme Avenue from High Density Commercial to a Planned Unit Development District, and providing for a change in the zoning map of the City of Clayton, Missouri; and other actions related thereto and Bill No. 6293, to consider repealing Ordinances 5402 and 5989 and approving a Planned Unit Development for the Clayton On the Park property at 8025 Bonhomme Avenue, subject to the requirements set forth in the Code of Ordinances of the City of Clayton, Missouri; and other actions related thereto and request proof of publication. Alderman Goodman seconded.

The motion passed unanimously on a voice vote.

City Manager Owens reported that this is a public hearing and ordinance to consider a rezoning request submitted by 8025 Bonhomme Partners, LLC, owner under contract, for a planned unit development to allow a change in use for the Clayton on the Park property at 8025 Bonhomme Avenue. Under the current zoning regulations, planned unit developments are a distinct zoning

district and any change to a previously approved conditional use for a planned unit development, as was this development, requires a rezoning to a Planned Unit Development District.

In 2007, Ordinance #5402 was amended via Ordinance #5989 to allow a change in use from an apartment, hotel and restaurant mixed-use building to an age-restricted apartment building containing 208 units with a public restaurant.

The previously approved senior living concept was unsuccessful and the Clayton on the Park building has been vacant for well over a year. The property was subsequently acquired by the bank via a foreclosure in late 2010. The owner under contract intends to purchase the property and convert the structure to a rental apartment building containing 171 market rate units and 35 extended stay units along with 2 guest suites for use by guests of the apartment occupants.

The applicant intends to maintain the mixed use characteristic of the property by having a 5,000 square foot restaurant and bar open to the public.

The applicant states that interior renovations will be limited to new doors and walls for the non-residential portions of the building and for the residential portions of the building the work will be cosmetic involving new fixtures, appliances, flooring, etc.

The property comes with rights to 260 parking spaces located in the adjacent parking garage owned by the City. This garage has a capacity of 570 parking spaces.

The original Clayton on the Park development was approved by the City (via the planned unit development process at that time) with a reduction in the required number of parking spaces based on a shared parking study. The provision for allowing a reduction in the required number of parking spaces for mixed use buildings remains in the current zoning code. The applicant has submitted a parking study. The scope of the parking study was to determine if the conversion of the Clayton on the Park property as proposed would create greater demands for parking than would be available under today's conditions at the adjacent parking garage. The consultants utilized the Institute of Traffic Engineers (ITE) Parking Generation Guide, 4th edition, to determine the peak parking demands of the apartments, extended stay and guest suites, and restaurant uses of the building. Based on the ITE guide, the peak parking demands for the primary uses of the building are as follows:

Use (ITE Code)	Rate	Peak Demand for Proposed Uses
High Rise Apartment (222)	1.37 spaces per unit	234
Hotel (310)*	0.89 spaces per occupied room	31
Restaurant (932)	5.55 spaces per 1,000 SF	28

**Hotel is used as an equivalent to extended stay apartments & guest suites*

Using the above parking rates, the consultant determined that the greatest demand for parking during a 24-hour period is between the hours of midnight and 4:00am (Table 2 in the Study) where 265 spaces are needed due to the occupancy of the proposed residential units. The times of least utilization are during the mid-morning and mid-afternoon hours; where between 131 and 147 spaces are needed. The current lease also provides the Clayton on the Park building 69 additional spaces during the evenings and overnight (after 5:00pm) and on weekends. Based upon this analysis, the consultant believes that the parking demands for the proposed use of Clayton on the Park will be met with the current number of spaces available at the 8011 Bonhomme Parking Garage.

Staff is of the opinion that the proposed use of this site as a mixed-use residential apartment building is in compliance with the land use goals outlined in the Downtown Clayton Master Plan.

The Plan Commission considered this request at its December 19, 2011 meeting and voted unanimously to recommend approval.

Recommendation is to approve a rezoning for a Planned Unit Development to allow a change in use for the Clayton on the Park property at 8025 Bonhomme Avenue.

In response to the Board's questions, Mr. Jason Braidwood, COTP, LLC, stated that the renovation would be very aggressive with an estimated completion date in the spring of this year. He said that their team will be making changes to the current units, but no structural changes would be done. Plans for a restaurant will be a key to their market which they feel is needed for the project to make it a world-class residential market and that they have already interviewed two local restaurateurs.

In response to Alderman Lichtenfeld's question, Mr. Braidwood clarified that the definitive number count of the units was adopted from the parking study and that number for the 171 units is a target and not a set number. They will not change the unit finishes or the programming of certain floors to make it "hotel like" or extended stay. He said from their interviews with Conrad and other stakeholders there will be a substantial corporate demand for the units, at least 100 units that could serve as extended stay for people out of town. He said that the units are flexible enough to go between the two different types that will be available.

City Attorney O'Keefe clarified to Mr. Braidwood that the legislation states that the project has a maximum 208 rental apartment units including extended stay units and two guest suites. Mr. Braidwood agreed.

Susan Istenes confirmed the 208 maximum, but expressed concern and asked Mr. Braidwood at what point does this cease to become a residential project and become a commercial hotel, because her assumption would be at more than 50% residential units.

City Attorney O'Keefe stated that there are different fire standards for hotels versus residences, and there are different occupancy size minimums. He asked if the extended stay units are more transient units of the same size and construction as the other units.

Mr. Braidwood said that there have been no size changes to the building since inception and when it was operating as a hotel the units were more apartment-like than hotel-like at that time. He said that they have no intention of having a hotel in this building.

City Attorney O'Keefe reminded Mr. Braidwood that he has indicated that subject to market forces the demand may begin to "drag" the project in the direction of "hotel-like." He said that he wanted to make sure Mr. Braidwood has thought through fire code issues, size limits on residences because there have been problems elsewhere where hotels become mini-apartment buildings with inadequate light, air, turnover and fire protection issues because they were designed for a different use. He said that it seems to him that if you are going to mutate the use of the units they should have thought through everything. He said that he did not understand that the units were likely to be evolving and changing in their use.

Mr. Braidwood said that extended stay may not be the right terminology and explained that residential units may be rented directly by corporations for corporate stays which will be furnished units.

City Attorney O'Keefe stated that he wants Mr. Braidwood to make sure that all of the permutations have been thought through and that staff is aware and considered them. He added that he had not heard of some of the "changes" until now.

In response to Alderman Lichtenfeld's question, Mr. Braidwood said that he could not pinpoint the projected rental rates per square foot, but added that it would be at the more expensive rental options in and around the Clayton area, possibly at \$2 a square foot.

City Attorney O'Keefe stated that the legislation has limitations "not contain more than 208 rental apartment units including extended stay units and two guest suites". He said that Mr. Braidwood has described an anticipated use which is a corporate rental offered to guests of the corporation, their employees, or those doing business with the corporation on a revolving basis. City Attorney O'Keefe's is concerned that if the units become offered on a more transient basis then the use will not be what the City contemplates and there will be tax differentials, how the property is taxed, whether there is a tax on the hotel guests, as well as use and demand for service changes. He said that the thought is how the City sees to it that the units do not become transient occupied, that there is consistency, and that they are apartment-like or residence-like as opposed to transient units. His concern is that Mr. Braidwood emphasizes evolving and flexible use of the units and this is somewhat more than what the City anticipated.

Mr. Braidwood stated that it is not anywhere in their scope, plans, or budget to have transient use, whether that is measurable in nights as in a hotel, or given weeks.

City Attorney O'Keefe asked if the City were to include terms in the ordinance to stipulate that all units are to be occupied by the same tenant for a certain period then that would fit with their view of the project.

Mr. Braidwood said that he would not love that language because a month-to-month rental does happen and the terms would "handcuff" them a little more than he would like.

City Attorney O'Keefe suggested adding language to the ordinance so that the Board's approval will also require an agreement between the company and the City to delineate operational aspects to avoid conversion to more transient use and maintain the residential commitment of the project and asked Mr. Braidwood if he is agreeable to working out the language, an enforceable side agreement.

Mr. Braidwood agreed with City Attorney O'Keefe adding with the exception of the guest suites. He said that he wanted to be careful with the language and that the goal was not to break any codes in terms of safety because of a transient use.

Mayor Goldstein said that it is important to move forward with this and that the City Attorney brought up some very good points with regard to taxes.

Alderman Lichtenfeld moved that the Board close the Public Hearing with regard to Bill No. 6292, to consider rezoning of certain property located at 8025 Bonhomme Avenue from High Density Commercial to a Planned Unit Development District, and providing for a change in the zoning map of the City of Clayton, Missouri; and other actions related thereto and Bill No. 6293, to consider repealing Ordinances 5402 and 5989 and approving a Planned Unit Development for the Clayton On the Park property at 8025 Bonhomme Avenue, subject to the requirements set forth in the Code of Ordinances of the City of Clayton, Missouri; and other actions related thereto. Alderman Goodman seconded.

In response to Alderman Winings' question, City Attorney O'Keefe explained that the amendment would be technical in nature that would require staff approval.

The motion passed unanimously on a voice vote.

Alderman Lichtenfeld introduced Bill No. 6292, to consider rezoning of certain property located at 8025 Bonhomme Avenue from High Density Commercial to a Planned Unit Development District, and providing for a change in the zoning map of the City of Clayton, Missouri; and other actions related thereto to be read for the first time by title only. Alderman Goodman seconded.

City Attorney O'Keefe reads Bill No. 6292, to consider rezoning of certain property located at 8025 Bonhomme Avenue from High Density Commercial to a Planned Unit Development District, and providing for a change in the zoning map of the City of Clayton, Missouri; and other actions related thereto for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Lichtenfeld introduced Bill No. 6292, to consider rezoning of certain property located at 8025 Bonhomme Avenue from High Density Commercial to a Planned Unit Development District, and providing for a change in the zoning map of the City of Clayton, Missouri; and other actions related thereto to be read for the second time by title only. Alderman Goodman seconded.

City Attorney O'Keefe reads Bill No. 6292 for the second time; Alderman Lichtenfeld – Aye; Alderman Goodman – Aye; Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; and Mayor Goldstein – Aye. The Bill was adopted and became Ordinance No. 6175 of the City of Clayton.

Alderman Lichtenfeld introduced Bill No. 6293, to consider repealing Ordinances 5402 and 5989 and approving a Planned Unit Development for the Clayton On the Park property at 8025 Bonhomme Avenue, subject to the requirements set forth in the Code of Ordinances of the City of Clayton, Missouri; and other actions related thereto as amended to be read for the first time by title only. Alderman Goodman seconded.

City Attorney O'Keefe said that item C(3), will read as follows: *That the residential component not contain more than two hundred eight (208) rental apartment units (including extended stay units and 2 guest suites) that shall be subject to an operating agreement to be entered into between the Developer and the City and approved by the City Manager to specify appropriate measures to avoid transient use of units other than the two guest suites;....*

Alderman Lichtenfeld moved to amend as stated. Alderman Goodman seconded.

The motion passed unanimously on a voice vote.

City Attorney O'Keefe reads Bill No. 6293 as amended first reading, to consider repealing Ordinances 5402 and 5989 and approving a Planned Unit Development for the Clayton On the Park property at 8025 Bonhomme Avenue, subject to the requirements set forth in the Code of Ordinances of the City of Clayton, Missouri; and other actions related thereto.

The motion passed unanimously on a voice vote.

Alderman Lichtenfeld introduced Bill No. 6293 as amended, to consider repealing Ordinances 5402 and 5989 and approving a Planned Unit Development for the Clayton On the Park property at 8025 Bonhomme Avenue, subject to the requirements set forth in the Code of Ordinances of the City of Clayton, Missouri; and other actions related thereto as amended to be read for the second time by title only. Alderman Goodman seconded.

City Attorney O'Keefe reads Bill No. 6293 as amended for the second time; Alderman Lichtenfeld – Aye; Alderman Goodman – Aye; Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; and Mayor Goldstein – Aye. The Bill was adopted and became Ordinance No. 6176 of the City of Clayton.

A PUBLIC HEARING AND RESOLUTION TO CONSIDER APPROVING CONDITIONAL USE PERMIT – COURT REPORTING SCHOOL 7730 CARONDELET AVENUE, 4TH FLOOR

Alderman Lichtenfeld moved that the Board open the Public Hearing with regard to Resolution No. 12-1, to consider approving a Conditional Use Permit for Vatterott Court Reporting Institute located at 7730 Carondelet Avenue, 4th Floor and request proof of publication. Alderman Goodman seconded.

The motion passed unanimously on a voice vote.

A PUBLIC HEARING AND RESOLUTION TO CONSIDER APPROVING CONDITIONAL USE PERMIT – COURT REPORTING SCHOOL 7730 CARONDELET AVENUE, 4TH FLOOR

City Manager Owens reported that this is a public hearing and resolution to consider a Conditional Use Permit application submitted by Vatterott Educational Centers, Inc., for the proposed operation of a court reporting school to be known as Vatterott Court Reporting Institute on the 4th floor of 7730 Carondelet Avenue.

The subject property has an HDC, High Density Commercial District, zoning designation; and an educational facility is allowed in the District provided a Conditional Use Permit is approved by the Board of Aldermen.

The tenant space measures 9,591 square feet in size. The floor plan depicts 8 classrooms, 4 offices, a library and a mock court room. The proposed general hours of operation are 8:30 am to 10:00 pm, Monday through Thursday; 8:30 am to 6:00 pm Friday; and 8:30 am to 4:00 pm on Saturdays. The business will not be open on Sunday. The applicant indicates the schedule of classes and the number of students will generally adhere to the following schedule:

Mornings: 8:30 am – noon; 50-60 students
Afternoons: 1:00 pm to 5:00 pm; 20-25 students
Evenings: 6:00 pm to 10:00 pm; 70-75 students
Saturday: approximately 30 students

According to the applicant, the on-site enrollment will target a total of 250-350 students; however the entire student population will not be on site at the same time. The facility will only accommodate 135 people (students and staff), but it is anticipated that the maximum number of students on-site at any given time will be 75. Average class size will be 10-12 students with a maximum class size of approximately 20 students. The school will offer approximately 4-6 classes in the morning, 1-3 classes in the afternoon, 5-7 classes in the evening, and 2-4 classes on Saturday.

The school will have 32 reserved parking spaces in the adjacent parking garage and an additional 8 reserved spaces in a designated area of the same garage to be used by students on a first come, first served basis. There is also a significant amount of public parking available in parking garages and surface lots within a short walking distance to the school. When combined with the school's reserved parking spaces, this available parking capacity far exceeds both the anticipated attendance and the maximum capacity of the school. Although the City's Land Use regulations do not specify the parking requirements for a technical school, the applicant has provided adequate evidence in the form of a parking study that justifies the need for no more than 40 spaces for the proposed use to the extent that the schedule and the number of students as described in the conditional use permit application.

The Plan Commission considered this request at its December 19, 2011 meeting and voted unanimously to recommend approval.

Recommendation is to approve a Conditional Use Permit for the operation of Vatterott Court Reporting Institute on the 4th floor of 7730 Carondelet Avenue.

In response to Alderman Goodman's question, Mr. David Levy and Mr. Jeff Roth, Vatterott School representatives, stated that Vatterott has a court reporting school in Dallas, Texas, but this would be the first Vatterott Court Reporting School in the St. Louis area.

Alderman Lichtenfeld moved that the Board close the Public Hearing with regard to Resolution No. 12-1, to consider approving a Conditional Use Permit for Vatterott Court Reporting Institute located at 7730 Carondelet Avenue, 4th Floor. Alderman Goodman seconded.

The motion passed unanimously on a voice vote.

Alderman Lichtenfeld moved to approve Resolution No. 12-1, a Conditional Use Permit for Vatterott Court Reporting Institute. Alderman Goodman seconded.

The motion passed unanimously on a voice vote.

AN ORDINANCE TO CONSIDER APPROVING THE CLAYTON COMPLETE STREETS POLICY

City Manager Owens reported that since 1997 when construction of the first streetscape improvement project in downtown Clayton began, the City has been enacting visions and master plans such as the 2009 Brentwood, Clayton, Maplewood and Richmond Heights Bikeable Walkable Communities Plan, the City of Clayton Vision 2013, and 2010 Downtown Clayton Master Plan Update, that have included guiding principles to foster all safe and accessible modes of travel for all users. It is a natural progression that the City would now seek to adopt an all-encompassing policy that our streets should work for everyone, of all ages and abilities, regardless of how they travel. This simple idea is commonly referred to as "Complete Streets". The power of the Complete Streets philosophy is that it fundamentally redefines what a street is intended to do, what goals a transportation agency is going to meet, and how a community will spend its transportation money. It breaks down the traditional separation of "roadways," "transit," and "biking/walking," and instead focuses on the desired outcome of a transportation system that supports safe use of the roadway for everyone, by whatever means they are traveling.

The Clayton Complete Streets Policy is based on the ten elements that the National Complete Streets Coalition has determined should be part of an "ideal" Complete Streets policy. Though

the concept of “Complete Streets” is itself simple and inspiring, the Coalition has found, through research and practice, that a policy must do more than simply affirm support for Complete Streets. The ten elements refine the vision, provide clear direction and intent, are adaptable to a community’s needs, and grant the flexibility in design and approach necessary to secure an effective Complete Streets process and outcome. The Clayton Complete Streets Policy echoes these ideals.

Recommendation is to approve the ordinance adopting the Clayton Complete Streets Policy.

Alderman Lichtenfeld introduced Bill No. 6294, to consider adoption of the Complete Streets Policy to be read for the first time by title only. Alderman Goodman seconded.

Mayor Goldstein reminded the Board that she had mentioned at a previous meeting that she had a conversation with a corporate and residential citizen of Clayton who is active in biking, pedestrian rights, and the Great Rivers Greenway program. She said that this person talked about all of the good things that has been done in the community and requested that the City formalize it with the adoption of a Complete Streets ordinance. She said that the City of St. Louis has adopted an ordinance and it has been brought to her attention that Crystal City has adopted a Complete Streets policy. The ordinances are rated and ours would be a very high rating, similar to Crystal City which is rated at 80, but unfortunately we have missed the deadline to be considered this year and now have to wait until next year. This is really a vote of confidence by the National Complete Streets Coalition, who reviews the ordinances. She said that Public Works has received a lot of accolades since the Society for the Visually Impaired gave the City an award for its accessibility to the visually impaired. She said that this would be a nice formalized statement that reinforces how seriously we view pedestrian and bicycle safety. She said that it is important to support other modes of transportation.

Alderman Lichtenfeld said that this is a great idea but wonders if there was a portion of the streets that didn’t match the ten elements required by the Coalition and would it be caused for potential legal action if someone might feel that they have been harmed.

City Attorney O’Keefe said that he doesn’t believe there is anything in the ordinance that holds the City liable.

In response to Mayor Goldstein’s question, Mike Pratt stated that the intent of the ordinance is to consider other means of transportation.

In response to Alderman Garnholz’s question, Mike Pratt confirmed that the ten guiding principles is only as it relates to the streets, sidewalks and anything related to the streets. He said that the policy does not have specific requirements to specialize an area and will not supersede traffic engineering.

Alderman Winings commented that this is just a codification of the City’s approach and does not require a certain result, but just to consider certain elements and include them in scoring of our capital improvements as the City considers future projects.

Mayor Goldstein commented that this is an affirmation of how seriously the City takes pedestrian, bicycle safety, and the promotion of alternate means of transportation.

Alderman Maddox-Dallas commented that the City has great bike lanes, but stressed the importance of communicating the education of traffic safety through the City publications.

City Attorney O’Keefe reads Bill No. 6294, to consider adoption of the Complete Streets Policy to be read for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Lichtenfeld introduced Bill No. 6294, to consider adoption of the Complete Streets Policy to be read for the second time by title only. Alderman Goodman seconded.

City Attorney O’Keefe reads Bill No. 6294 as amended for the second time; Alderman Lichtenfeld – Aye; Alderman Goodman – Aye; Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; and Mayor Goldstein – Aye. The Bill was adopted and became Ordinance No. 6177 of the City of Clayton.

Mayor Goldstein thanked Mike Pratt and John Wulf for the good work that they do in making the streets pedestrian friendly.

AN ORDINANCE APPROVING A MODIFICATION TO A CONTRACT WITH DELUCA PLUMBING, FOR PLUMBING WORK ASSOCIATED WITH THE CONVERSION OF 10 SOUTH BRENTWOOD INTO A MUNICIPAL AND POLICE FACILITY

City Manager Owens reported that in September 27, 2011, the Board of Alderman approved a contract with DeLuca Plumbing, in the amount of \$748,800.00, for plumbing work associated with conversion of 10 South Brentwood into a Municipal and Police Facility. This contract was approved with a contingency of \$96,146.00, for a total of \$844,946.00 available.

Once the demolition was complete, the design/construction team was able to see all the floor drains and the storm drain risers that had been hidden in the building walls. Prior to construction, they also wanted to test and inspect all the existing storm and sanitary lines. To date, it has been necessary to commit \$15,186.00 of the \$96,146.00 allocated for contingency to test and inspect storm and sanitary sewer lines and in the temporary repair of water service. An additional \$175,450.00 in necessary plumbing scope has been identified, largely due to the results of inspecting and testing the sewer lines. These conditions were unforeseen and would have been impractical to investigate prior to the completion of demolition.

These unforeseen additional expenses total approximately \$190,636.00 (\$15,186.00 of which have already been taken from contingency); or \$94,490.00 more than the previously approved contract plus contingency; and staff is hesitant to use the balance of the contingency at this early stage of construction.

Staff is requesting approval of an increase of the approved contract expenditure by \$175,450.00 for the additional plumbing scope.

Recommendation is to approve an ordinance for a modification to the contract with Deluca Plumbing, for an increase of \$175,450.00.

Alderman Lichtenfeld Bill No. 6295, to consider approving a modification to a contract with Deluca Plumbing, for plumbing work associated with the conversion of 10 South Brentwood into a municipal and police facility to be read for the first time by title only. Alderman Goodman seconded.

In response to Alderman Harris’ question, City Manager Owens explained that most of the plumbing work has not been done yet and that if this was set up as a contingency then anything

else that is unforeseen, from this point on, will need to be brought back before the Board for approval which could be for smaller amounts and then the project would be delayed each time.

In response to the Alderman Lichtenfeld's question, Mike Pratt explained that it was his recommendation to not have the design team design replacement of all of the sewer lines and downspouts until now because he felt it would have been a waste of time and money. He said that he made the decision because the risers could have been in good shape and would not require replacement, and the design team would have to have guessed where some of the pipes were located. He said that he had taken this out of the design team's scope because once the building was gutted and the demolition was completed they could see the storm lines that were hidden in the walls and also expose the floor drains.

Alderman Lichtenfeld said that although he was surprised to see a 25% increase over the bid, due to the circumstances he agrees with Mike Pratt's decision.

In response to Alderman Harris' question regarding MSD, Mike Pratt explained that they will try to tie the lines into the manhole without rebuilding a manhole.

City Attorney O'Keefe reads Bill No. 6295, to consider approving a modification to a contract with Deluca Plumbing, for plumbing work associated with the conversion of 10 South Brentwood into a municipal and police facility to be read for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Lichtenfeld Bill No. 6295, to consider approving a modification to a contract with Deluca Plumbing, for plumbing work associated with the conversion of 10 South Brentwood into a municipal and police facility to be read for the second time by title only. Alderman Goodman seconded.

City Attorney O'Keefe reads Bill No. 6294 as amended for the second time; Alderman Lichtenfeld – Aye; Alderman Goodman – Aye; Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; and Mayor Goldstein – Aye. The Bill was adopted and became Ordinance No. 6178 of the City of Clayton.

A RESOLUTION SUPPORTING PROPOSITION S, ST. LOUIS COUNTY'S PROPOSAL FOR A NO TAX INCREASE GENERAL REVENUE BOND

City Manager Owens reported that this is a resolution in support of Proposition S for a \$100 million No Tax Increase General Revenue Bond issue for the purpose of providing funds for a new family court building and County courthouse renovations. This proposition will be on the April ballot.

Improvements constructed from passage of Proposition S would:

- Create modern court and public safety facilities based in Clayton
- Improve efficiency and effectiveness of critical operations
- Reduce recurring utility and maintenance expenses
- Provide improved accessibility and reliability for all who use the courthouses
- Be built without a tax increase to County taxpayers

A similar resolution was unanimously approved by the St. Louis County Bar Association's Officers and Executive Committee.

Recommendation is to approve the resolution in support of Proposition S.

Alderman Lichtenfeld moved to approve Resolution No. 12-2, support of St. Louis County's Proposition S. Alderman Goodman seconded.

Mayor Goldstein commented that it is important with all of the bond issues that the City has had between the School District and also for the new police facility that we do emphasize in the community that this is a county-wide bond issue and does not pertain just to the City of Clayton. She stressed that the City of Clayton supports County operations within our community and is delighted that the County is one of its corporate citizens. The City is happy to endorse the County's decision to invest in their facilities to improve its existing court buildings including moving the family courts building from the Enterprise Corporation campus which will free up land for a potential private development. As the Board recalls the Downtown Master Plan's action plan included a section about supporting government uses and consolidating facilities and this is certainly appropriate for our Board to be supportive of Prop S. Mayor Goldstein the importance that the citizens of Clayton understand that this is not a Clayton bond issue, but that this is a county-wide bond issue that the Board has chosen to support.

In response to Alderman Goodman's question, City Attorney O'Keefe said that St. Louis County has always cooperated with the City presenting requests to the Planning and Zoning on proposed projects.

The motion passed unanimously on a voice vote.

Other

Mayor Goldstein reported that she attended the *Kabbalah* Bookstore opening on Maryland Avenue and that it is a great addition to the City.

Mayor Goldstein reported that she and Richmond Heights Mayor Jim Beck were invited to meet for lunch with Senator Maria Chappell-Nadal last week. Senator Chappell-Nadal was getting acquainted with elected officials within her district.

Alderman Lichtenfeld reported that the Parks and Recreation Commission had met the previous evening and Patty DeForrest provided the group with a dog park proposal for the Haddington Court area.

Alderman Goodman reminded the Board to stop by City Hall on Friday, January 13th, 3:00 p.m. to view the designs for the Centennial emblem. She reminded the Board that the first Centennial Celebration meeting is scheduled for Tuesday, January 17th at The Center of Clayton.

Alderman Harris reported that the proposed public art for the Century Garden was well received.

Alderman Harris requested a summary report/update on the budget overages on the police station.

Alderman Winings commented that it was great to start the first meeting in 2012 with exciting news of new business coming into the City, court reporting school, Clayton on the Park activity, and a new restaurant coming to the Centene headquarters building.

Alderman Maddox-Dallas requested that the Board move forward with the domestic partnership registry.

Mayor Goldstein commented that 2012 has started out with great beginnings, exciting news about the proposed dog park and new equipment at The Center of Clayton.

Alderman Garnholz commented that Half & Half restaurant was featured in the Washington Post and that Niche restaurant was recognized as a premier restaurant.

Mayor Goldstein reminded the Board about the State of the City event scheduled Wednesday, January 11th at Armstrong, Teasdale offices with approximately 86 people attending.

City Manager Owens reflected on great things that happened in 2011 within each department.

Alderman Winings moved that Board adjourn to a closed meeting, with a closed vote and record, as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, and to discuss matters related to negotiation of a contract pursuant to Section 610.021(12), RSMo. and/or proprietary information pursuant to Sec. 610.021(15). Alderman Harris seconded the motion.

The motion passed unanimously on a roll call vote cast as follows: Alderman Lichtenfeld – Aye; Alderman Goodman – Aye; Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; and Mayor Goldstein – Aye.

The regular meeting adjourned at 8:30 p.m.

Mayor

ATTEST:

City Clerk